



City of Kenmore Development Services Department

Findings, Conclusions, and

REVISED Recommended Approval with Conditions to the Hearing Examiner

Report Date – **February 8, 2017**

The Lodge at Saint Edward – File CSP16-0077

I. SUMMARY OF PROPOSAL:

An approximately 5.5-acre area within Saint Edward State Park would be leased by the applicant, Daniels Real Estate. Existing land uses within the lease area include: the former Saint Edward Seminary Building, a gymnasium, swimming pool building, volley ball court, surface parking, and open space (south of the pool building). As part of the lease, the applicant would acquire and dedicate to State Parks for public use and benefit, an approximately 9.9-acre, privately-owned parcel that is located contiguous to the northwest corner of Saint Edward State Park.

The applicant proposes to rehabilitate the existing deteriorating Saint Edward Seminary Building for use as a lodge-type hotel with up to 100 guest rooms, meeting/conference rooms (~~a portion of the meeting/conference room space could potentially be utilized for a variety of programming uses, including classes, events and programs in support of outdoor education and recreation including a 1,250 to 2,000 square foot portion of which would be used by a non-profit organization or public institution~~), administrative spaces, an exercise facility/wellness spa, restaurant and a café. The application will re-use the historic seminary building and preserve the historic and architectural integrity of the structure by not modifying the exterior of the building and maintaining the interior character of the building as much as possible. No changes are proposed for the gymnasium or the pool. The proposed action would provide on-site parking for guests and staff of the Lodge at Saint Edward within a structured, partially below ground, parking garage and surface parking located to the north of the gymnasium in an existing lot. Existing surface parking areas in the vicinity of the Seminary Building would be improved for park users, including a resurfaced/restriped surface parking area east of the Seminary Building and pool, and an expanded surface parking area to the northeast of the gymnasium. No net loss of parking for the general public would occur and no changes would occur to site access. The site is zoned Parks (P).

Critical areas in the area include Class II wetlands and one Type 4 stream, which are located at least 300 feet outside of the project site boundary, and the Lake Washington shoreline, which is about 1,500 feet to the west of the project site.

II. PROJECT INFORMATION:

Applicant	Trevina Wang Daniels Real Estate 2401 Utah Avenue S, Suite 305 Seattle, WA 98134
Property Owner	Washington State Parks and Recreation Commission 1111 Israel Road SW Olympia, WA 98504-2650
Site Address	14445 Juanita DR NE; Kenmore, WA 98028

Parcel Number	232604-9001
Size of park / Size of Lease Area	316 acres / 5.5 acres
Zoning	Parks (P)
Environmentally Critical Areas	Class II Wetlands Type 4 Stream Habitat of Importance (Bald Eagle) Landslide and Erosion Hazards Areas
Existing Land Use of Lease Area	Seminary Building, Gymnasium (<u>including Park Ranger's Office</u>), Pool House, Park
Proposed Land Use of Lease Area	Lodge type Hotel, Restaurant, Spa <u>with Conference Rooms and Other Accessory Uses</u>
Surrounding Land Uses	University (southeast) School (north) Residential (north, south, east) Lake Washington (west) Retail (east) Park owned land (north, south)
Water/Sewer	Northshore Utility District
Fire District	Northshore Fire – King County District #16
School District	Northshore School District

III. **REVIEW PROCESS:**

Pursuant to Kenmore Municipal Code (KMC) 18.28.060, project applicants in the Parks (P) zone shall undergo Site Plan Review for purposes of establishing classified land uses or activities not otherwise established in KMC 18.28.020, pursuant to the process in KMC 18.105. The proposed use (Hotel) is classified within the Zoning Code (KMC Title 18), but not designated as “permitted”, “Conditionally Permitted”, or “Prohibited” in the P zone per KMC 18.28.020.

The necessary Site Plan Review to establish the land use in the P zone shall be processed as a Type 4 land use decision, pursuant to KMC 18.105.030. In accordance with KMC 19.25, a Type 4 land use decision process requires: 1) Director recommendation to Hearing Examiner; 2) Public hearing and Hearing Examiner recommendation to City Council; 3) Decision by City Council on the record.

The Site Plan Review application has been processed as a Type 4 land use decision pursuant to KMC 19.25. The key milestones on the application to date are as follows:

Date	Milestone
6/30/2016	Application file (Exhibit 1)
7/6/2016	Application determined complete pursuant to KMC 19.25.050 (Exhibit 2)
7/12/2016	Issuance of Determination of Significance (DS) and Request for Environmental Impact Statement (EIS) Scoping Comments (Exhibit 3)
7/12/2016	Review agency and public comments, define EIS scope
7/12/2016	EIS Scoping Information Session Notification (Exhibit 4)
7/26/2016	EIS Scoping information session held
8/5/2016	21 day scoping comment period ends
10/14/2016	Notice of Public Hearing, Notice of Action and Draft EIS (DEIS) issued (Exhibit 5)
11/10/2016	Public meeting held

11/14/2016	Public comment period extended to 11/18/2016 (Exhibit 6)
11/18/2016	Public comment period ends
12/16/2016	Notice of Final EIS (FEIS) issued (Exhibit 7)
<u>12/30/2016</u>	<u>FEIS Addendum Issued and Appeal Period Extended 14 days</u>
<u>1/20/2017</u>	<u>FEIS Appealed</u>
<u>1/6/2016</u> <u>1/20/2017</u>	FEIS appeal period ends

IV. **FINDINGS AND CONCLUSIONS:**

The Site Plan application has been reviewed for compliance with the Kenmore Zoning Code (KMC Title 18), the 2009 King County Surface Water Design Manual (KCSWDM) as adopted in KMC 13.35, the 2016 King County Road Standards (KCRS) as adopted in KMC 12.50, and other applicable City regulations. The following are findings and conclusions:

1. **Site Characteristics**

The 5.5 acre site is pentagon shaped and encompasses the existing seminary structures, as well as the parking area to the north of the gymnasium. The site is located in the central portion of Saint Edward State Park (Exhibit 8). The site is bordered on all sides by park property with the ballfield and ballfield parking located immediately east of the seminary site. The Lake Washington shoreline is located approximately 1,500 feet (0.3 mile) to the west of the site. The site is developed with the seminary building (approximately 80,000 square feet in size), the gymnasium (approximately 14,000 square feet), the pool house (approximately 10,000 square feet), and associated surface parking. Access to the parking lot serving the site is off of NE 145th Street and Juanita Drive NE on the east. The seminary site is mostly surrounded by forest, with streams and wetlands to the north and east. Immediately west of the ballfield is a picnic area with mature evergreen trees, a gravel parking lot, and restroom facilities. The areas surrounding the Park property are predominately residential.

Saint Edward State Park occupies a portion of what was originally Saint Edward Seminary.

Construction of the four-level, approximately 80,900 sq. ft. Saint Edward Seminary Building began in 1930 and was completed in 1931. The building served as a major seminary (college-level) from 1935 to 1958. A 316-acre portion of the campus of Saint Edward Seminary – less the site of Saint Thomas Seminary (now Bastyr Campus) was sold to the State of Washington in 1977. Currently, the north portion of the first floor of the Seminary Building (Grand Dining Hall) may be rented from State Parks for receptions, parties etc.; room capacity (per fire code) is 49 people. Public access is restricted on all other portions of the first floor, as well as floors above and below the first floor.

The Saint Edward Seminary property was placed on the Washington Heritage Register in 1997 and was listed in the National Register of Historic Places in 2007.

Other buildings that are located within the proposed lease area include a gymnasium and a swimming pool building (Exhibit 8); the pool building has been closed since 2009.

In September 2014, the Washington State Parks and Recreation Commission considered a range of management options for the Seminary Building, ranging from rehabilitation to demolition of the building. The poor condition of the building and subsequent cost to stabilize and rehabilitate the building was discussed. The Commission directed staff to “explore rehabilitation as the preferred management option for the Seminary Building, ensuring that proposals brought before the Commission included sufficient details and merit to reasonably assure prospects for success. The Proposed Action is intended to implement the preferred management option of rehabilitating the Seminary Building identified by the Washington State Parks and Recreation Commission in 2014.

On January 9, 2017, the Washington State Parks and Recreation Commission voted unanimously to accept a 62-year lease with Daniels Real Estate of Seattle to rehabilitate the Saint Edward Seminary Building at Saint Edward State Park. As part of the agreement, Daniels agreed to purchase a 9.7-acre

private property that lies adjacent to the park and transfer ownership to State Parks in exchange for adaptive re-use of the building as a lodge. The property adds to the park's acreage and natural area along Lake Washington.

2. **Kenmore Comprehensive Plan**

The application was reviewed for compliance with the adopted policies of the Kenmore Comprehensive Plan. KMC Title 18 "Zoning," and other applicable City development regulations have been adopted to ensure consistency with, and implementation of, the Kenmore Comprehensive Plan. The application is consistent with the following goals and policies (among others) of the Kenmore Comprehensive Plan:

- i. Policy LU-1.1.1 of the Land use Element states that the City should: "Encourage development within Kenmore that creates and supports a healthy and diverse community. Kenmore should contain affordable housing and employment opportunities and should protect the natural environment and significant cultural resources." The proposal would create employment opportunities in the hotel, spa, restaurant and café, would have no significant impacts on the environment, as well as maintain and preserve the historic seminary building.
- ii. Policy LU-3.2.2 states that the City should: "Encourage land uses and development that retain and enhance significant historic and archaeological resources and sustain historic community character." The proposal would retain and maintain the historic and archaeological character of the seminary building; changes to the historic exterior character of the building are not proposed and the interior character of the structure would be maintained as much as possible.
- iii. Policy LU-12.1.3: Encourage private reinvestment in residential and commercial areas by...investigating mechanisms that support historic residential and commercial sites or neighborhoods." The proposal encourages private reinvestment in a commercial area located within a residential area that will support and maintain the historic character of the neighborhood.

CONCLUSION: The application has been reviewed for consistency with the goals and policies of the Kenmore Comprehensive Plan and determined to be consistent.

3. **SEPA (RCW 43.21C, KMC 19.35)**

- a. The Site Plan application exceeds the categorical exemptions from the State Environmental Policy Act (SEPA) pursuant to KMC 19.35.060 and WAC 197-11-800.
- b. A SEPA Determination of Significance (DS) was issued with a request for scoping comments on the EIS for the proposed project. The DS was combined with the site plan Notice of Action (NOA) (Exhibit 3). The City gave notice of the issuance of the DS pursuant to WAC 197-11-355. Agency comment/inquiry from the Washington State Department of Archaeology and Historic Preservation (DAHP) and the 46th Legislative District support the project; (Exhibits 9 & 10).
- c. The SEPA DS was mailed to the SEPA agencies. The EIS scoping comment period ended on 8/5/16 and comments received were used to help define the DEIS. A DEIS was issued for review and comment to the public and SEPA agencies on October 14, 2016 and an FEIS was issued on December 16, 2016. Comments received were addressed in Section 3 of the FEIS (Exhibit 11).
- d. On December 30, 2016 an FEIS Addendum was issued to respond to a comment letter on the DEIS that was inadvertently omitted from the FEIS. The City also extended the appeal period for an additional 14 days from the original deadline of January 6, 2017 to January 20, 2017.

CONCLUSION: An Environmental Impact Statement (EIS) was prepared ~~under~~pursuant to RCW 43.21 C.030(2)(c) to evaluate the environmental impacts of the proposed project. The EIS, comprised of the draft EIS, final EIS, and Addendum, have been prepared in a responsible manner using

appropriate methodology, and adequately analyze-addresses the probable significant adverse environmental impacts of the actions proposed to accomplish the proposed project.

4. Environmentally Critical Areas (KMC 18.55)

- a. Areas to the north and east of the project site contain Class II wetlands and Type 4 streams. These areas are located at least 300 feet outside of the project boundary. There is a geological hazard area more than 500 feet to the southwest of the project boundary and to the north of the project boundary (Exhibit 12). No improvements or alterations are proposed within the site boundary that would impact environmentally critical areas.
- b. The project site is located approximately one-quarter mile east of a bald eagle nest, a protected species, and 0.3 miles east of the Lake Washington shoreline. The project site is located outside of the bald eagle shoreline foraging area. Evidence of pileated woodpecker, a candidate species, and their habitat was observed in the forested areas surrounding the site boundary. The application does not include any clearing, grading, or land disturbing activity. The final construction permits should be reviewed to confirm construction activities do not warrant further review for compliance with wildlife and habitat protection standards.

CONCLUSION: The environmentally critical areas located off site will not be impacted. No listed threatened or endangered species or habitat of importance were detected in the study area.

5. Park Zone & General Development Standards (KMC 18.28 & KMC 18.30)

- a. The site is zoned P (Parks). The proposed Lodge at Saint Edward is classified as a “Hotel” pursuant to the zoning code definition in KMC 18.20, ~~and could include a central kitchen and dining room and accessory shops and services catering to the general public~~ and it could include, among other facilities, a central kitchen, dining room, and accessory shops and services catering to the general public. Meeting rooms, exercise facilities, and spas are considered allowed accessory uses to the primary Hotel use. KMC 18.20.035. Depending on the organization involved, use of space in the building by a non-profit organization would be considered an allowed accessory use to the Hotel, an allowed accessory use to the established Parks use of the State Park, or a cultural facility, all permitted uses, KMC 18.28.020 Table A & KMC 18.20.045.
- b. While a “hotel” is classified in the zoning code, it is not specifically listed as being permitted, conditionally permitted, or prohibited in the Parks zone use allowances in KMC 18.28.020, Table A. Pursuant to KMC 18.28.020.B, classified land uses not listed or prohibited in Table A may be allowed through completion of a Site Plan Review process in accordance with KMC 18.28.060 and KMC 18.105. As noted above, the Site Plan Review is required to go through a Type 4 land use review process. An approval of the Site Plan application would establish the proposed Lodge at Saint Edward as a permitted Hotel use on the site along with allowed accessory uses.
- c. The proposed re-use of the existing structure on site will not alter any physical dimensions of the existing structure. Any future alterations to the site or the structure’s size, shape, or height will be reviewed for compliance with the Parks zoning development standards pursuant to KMC 18.28.040.
- d. Trash and storage space for development shall comply with the size, location, and screening standards in KMC 18.30.250. The proposed storage location has been reviewed for the size, location, and screening standards and determined to comply. The application will be conditioned for construction permits to be reviewed for compliance with these provisions.

CONCLUSION: The application complies with applicable standards of the Parks zone and general development standards as provided in KMC 18.28 and KMC 18.30. The application should be conditioned for all applicable standards to be confirmed during construction permit review.

6. Landscaping (KMC 18.35)

- a. The application has been reviewed for compliance with the landscape standards in KMC 18.35. The proposed use is a non-listed use for landscape screening purposes pursuant to KMC 18.35.030. However, the proposed development is most closely related to commercial development and will be required to comply with the landscaping requirements outlined in KMC 18.35.030.D for commercial development. Landscaping requirements will be determined and specified by the design review process and will be installed as part of the project impact mitigation enhancements.
- b. Parking lot landscaping is proposed near planned parking areas to provide additional landscape open space within the site area that would be accessible to the public. Parking lot landscaping is also proposed in areas where alterations to the existing parking area are planned. The site plan (Exhibit 13) depicts areas of new parking lot landscaping. A final landscape plan will be reviewed at the time of construction permit review to ensure that the cultural integrity of the area and existing landscaping is maintained.

CONCLUSION: Though the application is not a listed use in KMC 18.35, the proposed development is most closely related to commercial development and will be required to comply with the landscaping requirements outlined in KMC 18.35.030.D for commercial development.

7. Design Requirements for Specific Uses (KMC 18.50)

- a. The site is subject to the design requirements as shown in KMC 18.50.
- b. For proposed existing structure reuse or other activities that are less than new construction, the City shall determine the extent of compliance with the design standards as appropriate to recognize current conditions and further the intent of the design standards. The required design or development standards shall be related to the improvements proposed pursuant to KMC 18.50.220.
- c. Compliance with applicable design standards have been reviewed based on the scope of the alterations to the existing site and building. The application meets applicable design standards based on the following:
 - i. Purpose (KMC 18.50.010): The application will re-use the historic seminary building and preserve the historic and architectural integrity of the structure by not modifying the exterior of the building and maintaining the interior character of the building as much as possible. The planned re-use of the building will ensure continued use of the site.
 - ii. Re-use of Facilities – Purpose (KMC 18.50.180): The application will encourage the adaptive re-use of an existing historic resource that will continue to serve the community. City and Parks review of the redevelopment plans will ensure the permanent re-use of the historic seminary building as listed on the National Historic Register. Final review of the re-use requirements will be conducted during construction permit review.
 - iii. Re-use of Facilities – Standards for Conversion of Historic Building (KMC 18.50.220): In order to ensure that significant features of the property are protected pursuant to Chapter KMC 2.20, the following design standards apply to the conversion of the historic seminary building:
 - The application will not increase the gross floor area of the seminary building.
 - Additions are not planned for the rehabilitation and re-use of the structure.

CONCLUSION: The application was reviewed for compliance with KMC 18.50. The application complies with the applicable standards provided in the Design Requirements for Specific Uses, KMC 18.50. Any construction required for the proposed re-use shall require certification of appropriateness from the City landmark commission (KMC 18.50.220).

8. Surface Water (KMC 13.35 & 2009 KCSWDM)

- a. The application is subject to compliance with the 2009 King County Surface Water Design Manual (KCSWDM), as adopted and amended in KMC 13.35 and shall be reviewed for compliance prior to engineering permit issuance.
- b. Based on the scope of proposed improvements, the project is a “redevelopment” as defined by the KCSWDM. The application will create approximately 99,400 square feet of new impervious surfaces, mostly in the form of parking, and will require drainage review pursuant to KMC 13.35 and KCSWDM 1.1.1.
- c. A full drainage report pertaining to the downstream analysis and conceptual sizing of facilities (including existing, historic, and proposed land coverage areas) per the 2009 KCSWDM and KMC 13.35 is required.
- d. New drainage easements and/or covenants may be required to be recorded on the property title to allow for public inspection of the system and to ensure future maintenance of the proposed system can be completed. The need for easements or covenants shall be reviewed prior to engineering permit approval and shall be recorded prior to issuance of a certificate of occupancy for the building. Any required easements or covenants for future inspection and maintenance of the proposed storm drain system shall be negotiated between the tenant and the property owner

CONCLUSION: The application will be conditioned to require drainage review per the 2009 KCSWDM and KMC 13.35 as applicable, to be confirmed during construction permit review

9. Road Standards, Traffic, & Parking (KMC 12.50, 1993 KCRS, & KMC 18.40)

- a. The application is subject to compliance with KMC 12.50 and the 2016 City of Kenmore Road Standards (COKRS) and shall be reviewed for compliance prior to engineering permit issuance.
- b. The project qualifies as an adaptive re-use project of a registered historic site and the historic registration includes the park entrance road. Per COKRS 1.06.I, the project is not required to fully comply with all portions of COKRS, but must still provide safe site access for all users. The applicant’s traffic and parking analysis (Exhibit 14) demonstrates that safe site access can be provided without new frontage improvements and/or access road improvements. Accordingly, the application does not include a requirement to provide frontage improvements along Juanita Drive or improve the existing access road to current standards.
- c. The vehicle entrance to the primary park and parking areas serving the seminary building is located on the eastern side of the park and is accessed from Juanita Drive NE. As noted in the applicant’s traffic and parking analysis (Exhibit 14), the project complies with concurrency and safe site access standards per KMC 12.80. The existing signalized intersection at Juanita Drive NE and NE 145th St. has the capacity for the vehicle trips related to background population growth over time, development of the lodge, and renovations to the ballfield.
- d. The project, per the applicant’s traffic and parking analysis (Exhibit 14), is anticipated to generate 83 PM peak-hour vehicle trips. The City assesses impact fees based on mobility units and uses a conversion rate of 1.45 mobility units per PM peak-hour vehicle trip for lodging type projects. Accordingly, the project will be required to pay traffic impact fees for 120 mobility units at the time of building permit application, consistent with KMC 20.47, at the rates in affect at that time. The number of mobility units generated by the project and the required traffic impact fee is subject to change if the project scope, and/or proposed uses, change.
- e. Per KMC 18.40.100, the project is required to provide pedestrian and bicycle access at all site arrival points and adjacent parking lots. The arrival point is determined by the intersection of Juanita Drive and NE 145th St. A gravel pathway currently meanders between the main portion of the project site and the arrival point. The existing gravel path shall be improved to be compliant

with current Americans with Disabilities Act (ADA) regulations to the maximum extent feasible while maintaining the historic nature of the existing roadway and trail. Additional ADA compliant walkways will be required between the entrance trail, proposed parking areas, or point of interest created, and the main building entrance. The application will be conditioned such that walkway and ADA standards are verified prior to engineering permit issuance.

- f. The project is proposing to maintain all existing parking available to park users in the post-project condition; available parking for park users will not be reduced.
- g. The project is proposing to add 153 new parking stalls specific to the proposed project use. The applicant provided an independent parking study (Exhibit 14), as permitted in KMC 18.40.020(B), to demonstrate that the anticipated parking demand will be satisfied with the proposed 153 parking stalls. The project shall provide a minimum of 153 new parking stalls, unless they project scope is amended and an updated parking study is approved by the City of Kenmore. The existing parking stalls are expected to meet or exceed parking demands for the Lodge.
- h. In accordance with KMC 18.40.030.E, any development providing 6 or more parking stalls shall provide bicycle parking. The site plan depicts a proposed bike rack on the southern portion of the site and complies with the bicycle parking requirements (Exhibit 13). The application will be conditioned such that bike parking standards are verified prior to engineering permit issuance.

CONCLUSION: With incorporation of the recommended conditions, the application meets minimum road and access standards as required per the KCRS and KMC. The application should be conditioned so that minimum necessary improvements are addressed prior to engineering permit issuance and are completed prior to issuance of a final certificate of occupancy.

10. Fire Protection & Emergency Access (KMC Title 15 & KMC 18.45)

- a. Fire protection and emergency access requirements are outlined in KMC 18.45.080 and KMC Title 15. The Northshore Fire Marshal reviewed the application for compliance with applicable requirements and will require the development of a life safety plan and review of the water system examination results to ensure satisfaction of fire protection and emergency access requirements.
- b. Existing domestic and fire protection connections are located on site and have been determined adequate for fire flow by the Northshore Fire District.
- c. Fire Marshal conditions have been incorporated into the Recommended Conditions of Approval section below.

CONCLUSION: With the development of a life safety plan and submittal of the water system research and field examination results to the Fire Marshal for review, the application meets the requirements for fire protection and emergency access.

11. Water & Sewer (KMC Title 13 & KMC 18.45)

- a. The site is served with water and sewer services by the Northshore Utility District (NUD). The application was reviewed by the Northshore Fire District for compliance with KMC 18.45.030 and 18.45.040 for adequate water and sewer services.
- b. Certificates of water and sewer availability were provided by the Northshore Utility District (Exhibits 15 & 16).
- c. The site currently has a 12 inch domestic water line which can be used for the proposed lodge and restaurant. The water availability certificate indicates that the existing water service provides approximately 3,000 to 4,000 gallons per minute with approximately 105 PSI available.
- d. The water line was installed in the mid-1980's and a site inspection of the path of the water line

was recently performed. There were no visible problems indicated with the water line. However, the water line bisects steep terrain and as such a method to provide a temporary service, in the event of a failure, will need to be analyzed.

- e. If irrigation is provided, a separate meter and backflow assembly will be required.
- f. The site is currently connected to the NUD sewer system. The existing 8 inch sewer line originates to the east, in Juanita Drive NE, and ends approximately 650 feet east of the seminary building. The line then transitions to a private sanitary sewer line that serves the seminary building and other surrounding structures in the park. ~~Northshore Utility District review comments state that the sewer lines and manholes will need to be replaced-~~ Northshore Utility District review comments state that the sewer lines and manholes within the project site area will need to be updated and/or replaced to meet projected occupant capacity when project is in operation (Exhibit 17).

CONCLUSION: The application meets the water and sewer requirements in KMC Title 13 and KMC 18.45 for adequate water and sewer facilities available onsite. The application should be conditioned to ensure all requirements related to water and sewer are met prior to completion of the project.

V. RECOMMENDED CONDITIONS OF APPROVAL:

Based upon the above Findings and Conclusions, City staff concludes the above referenced Site Plan application complies with KMC Title 18, as well as other adopted City regulations. In accordance with Type 4 land use permit procedures, the Hearing Examiner shall prepare a recommendation to the City Council pursuant to KMC 19.30.050. City staff respectfully recommends that the Hearing Examiner prepare a recommendation to the City Council to approve the Site Plan application, subject to the following conditions of approval:

- 1. All subsequent permit applications and plans shall comply with the approved site plan (Exhibit 13), conditions of approval provided herein, applicable zoning regulations of the Parks (P) zone, general development standards in KMC 18.30, development standards in KMC 18.50, and shall incorporate all required features and elements associated with compliance with the Parks Development Standards in KMC 18.28, or specifically conditioned otherwise. Any modifications to design features shall require City approval.
- 2. Site Plan approval shall be subject to the time limitations stated in KMC 18.105.060.
- 3. Site Plan approval does not limit the applicant's responsibility to obtain required permits or licenses from the State or other regulatory body. Subsequent permits shall generally comply with exhibits unless otherwise approved by the City.
- 4. An engineering permit shall be obtained for construction of all required site improvements. Engineering plans for all improvements shall be submitted for review and approval by the City prior to engineering permit issuance. The improvements shown on the approved plans shall be constructed and approved by the City of Kenmore prior to issuance of a certificate of occupancy for the building.
- 5. Separate permits are required for building improvements and fire sprinkler/alarm improvements and modifications as identified by the City of Kenmore and Northshore Fire Marshal.
- 6. A final landscape plan complying with KMC 18.35 shall be filed for review as part of permit review.
- 7. Construction permits shall be reviewed for compliance with applicable wildlife habitat protection standards in KMC 18.55.530.
- 8. Compliance with the design requirements for historic uses as specified in KMC 18.50 shall be verified as part of engineering and building permit reviews. ~~Determination on whether the project~~

meets the Secretary of the Interior's Standards for the Treatment of Historic Properties for Rehabilitation (Exhibit 18) will be made as part of the site plan review and building permit process, once specific plans for the rehabilitation are completed. The City shall review the engineering and building permit plans consistent with its code for treatment of historic resources, including considering whether the building permit plans meet the Secretary of Interior's Standards for the Treatment of Historic Properties for Rehabilitation (Exhibit 18).".

9. Prior to engineering permit issuance, the project shall be reviewed for compliance with KMC 13.35 and 2009 KCSWDM as adopted. Required drainage improvements shall be installed and fully functional prior to certificate of occupancy for the building. Any required easements or covenants for future inspection and maintenance of the proposed storm drain system shall be recorded on title prior to issuance of a final certificate of occupancy for the building. Any required easements or covenants for future inspection and maintenance of the proposed storm drain system shall be negotiated between the tenant and the property owner
10. Prior to engineering permit issuance, the project shall be reviewed for compliance with adequate pedestrian and bicycle facilities consistent with KMC 18.40.100. Walkway facilities shall be compliant with current ADA requirements to the maximum extent feasible, while preserving the historic nature of the roadway and park trail system.
11. Prior to engineering permit issuance, if there are changes to the scope of the project, the project shall be re-reviewed for compliance with adequate parking per KMC 18.40.030 and the applicant's traffic and parking analysis.
12. Prior to engineering permit issuance, the project shall be reviewed for compliance with the bike parking provisions in KMC 18.45.030.E.
13. The project will be required to pay traffic impact fees for 120 mobility units at the time of building permit application, consistent with KMC 20.47, at the rates in affect at that time. The number of mobility units generated by the project and the required traffic impact fee is subject to change if the project scope, and/or proposed uses, change.
14. The existing dead-end water lines within the project will require looping per Northshore Utility District (NUD) requirements. ~~A 15-foot water easement and~~ Developer Extension Agreement with NUD will be required. Applicant shall coordinate with NUD to obtain the necessary permits and system design requirements.
15. The existing sewer system on the project site will require improvements per NUD requirements. The applicant shall coordinate directly with the Northshore Utility District for applicable water/sewer permits and system design requirements.
16. The structure is constructed of primarily noncombustible materials. Interior renovation plans include a new fire alarm and fire sprinkler system as a part of this renovation project, and will be reviewed as part of the engineering/building permit process, and by the Northshore Fire District (NFD).
17. Adequate fire flow shall be provided for the building in accordance with City of Kenmore and NFD requirements.
18. The project will require a life safety plan as required by the City of Kenmore and Northshore Fire District.
19. The results of the research and field examination of the water supply conducted by NUD will be provided to NFD.
20. A road monitoring plan shall be provided and implemented prior to completion of the project, to maintain continuous emergency access along NE 145th Street.

21. An approved method of ensuring that the existing access road is kept clear of obstructions at all times will be required.
22. An emergency access key box ("Knox box") will be required to be installed on the building and inspected by NFD.
23. All fire department conditions shall be inspected and approved prior to final certificate of occupancy for the site.
24. Approved walkways are required outside of each exit. The walkways shall extend from the exit door to an approved yard, court, or public way, as determined and inspected by NFD.
25. If irrigation is provided, a separate meter and backflow assembly is required.
26. A Double Check Valve Assembly (DCVA) is required directly behind the domestic water meter.
27. Prior to issuance of certificate of occupancy, the applicant shall provide an ~~an 6-foot-wide~~ ADA compliant walkway adjacent to the existing parking lot entrance near the building public access entrance. The new sidewalk shall connect with the existing walkways between the building and Juanita Drive NE, be ADA compliant and inspected by the City.

VI. Exhibits

Type 4 approvals are based upon review of the documents submitted to the City as described in the exhibits below. The exhibits described below are referenced throughout the City's Findings, Conclusions and Recommended Approval with Conditions to the Hearing Examiner.

Exhibit Number	Description of Document	Document Prepared By	Date Received by the City <u>or</u> <u>Date Issued by the City</u>
1	Application	Daniels Real Estate	6/30/2016
2	Determination of Complete Application	Andrew Bauer, Senior Planner & Bryan Hampson, Development Services Director and SEPA Official	7/6/2016
3	SEPA DS and Scoping Notice	Andrew Bauer, Senior Planner & Bryan Hampson, Development Services Director and SEPA Official	7/12/2016
4	Notice of Scoping Session	Andrew Bauer, Senior Planner & Bryan Hampson, Development Services Director and SEPA Official	7/26/2016
5	Notice of Public Hearing, Notice of Action and Draft EIS Issued <u>Notice of Availability of DEIS, Public Comment Period, and Public Meeting</u>	<u>Eilean Davis, Senior Planner, PACE Engineers &</u> Bryan Hampson, Development Services Director and SEPA Official	<u>10/14/2016</u> <u>10/11/2016</u>
6	Notice of Extension of Comment Period	<u>Eilean Davis, Senior Planner, PACE Engineers &</u> Bryan Hampson, Development Services	11/14/2016

		Director and SEPA Official	
7	Notice of Final EIS Issuance	<u>Eilean Davis, Senior Planner,</u> <u>PACE Engineers &</u> Bryan Hampson, Development Services Director and SEPA Official	12/16/2016
8	Vicinity Map		NA
9	Support Letter	Gregory Griffith, Deputy State Historic Preservation Officer, Department of Archaeology & Historic Preservation	11/18/2016
10	Support Letter	Senator David Frockt, <u>Representative Jessyn Farrell, and</u> <u>Representative Gerry Pollet,</u> Washington State Legislature, 46 th Legislative District	11/18/2016
11	Lodge at St. Edward Final Environmental Impact Statement	<u>EA Engineering, Science and</u> <u>Technology Inc. &</u> Bryan Hampson, Development Services Director and SEPA Official	12/16/2016
12	City of Kenmore Geologic Hazard Areas Map	City of Kenmore	NA
13	Site Plans	Daniels Real Estate	12/6/2016
14	Traffic and Parking Analysis	Heffron Transportation, Inc	9/16/2016
15	Water Availability	Northshore Utility District	6/22/2016
16	Sewer availability	Northshore Utility District	6/23/2016
17	Utility Review Letter	Northshore Utility District	67 /20/2016
18	Standards for the Treatment of Historic Properties	Secretary of the interior	1995
<u>19</u>	<u>Lodge at St. Edward Draft</u> <u>Environmental Impact Statement</u>	<u>EA Engineering, Science and</u> <u>Technology Inc. &</u> Bryan Hampson, Development Services Director and SEPA Official	<u>10/14/2016</u>
<u>20</u>	<u>Notice of FEIS Addendum,</u> <u>Appeal Period Extension and</u> <u>Public Hearing</u>	<u>Eilean Davis, Senior Planner,</u> <u>PACE Engineers &</u> Bryan Hampson, Development Services Director and SEPA Official	<u>12/30/2016</u>

Report prepared by: Eilean Davis, Senior Planner, PACE Engineers

Date of Report: ~~December 16, 2016~~ February 8, 2017

Issued by: 
Bryan Hampson, Development Services Director

TRANSMITTED TO:

Phil Olbrechts, Olbrechts and Associates, PLLC (Hearing Examiner)

Trevina Wang, Daniels Real Estate (applicant)

Washington State Parks Department (property owner)